

QUITCLAIM DEED WITHOUT COVENANT
041247NO TRANSFER
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KIMBERLEIGH S. LAKE of Fairfield, Somerset County, Maine, and whose mailing address is 327 Center Road, Fairfield, Maine 04937, for consideration paid, releases to AURELE GUERETTE, TRUSTEE OF THE HENRY W. RANCOURT TESTAMENTARY TRUST, the land in Waterville, Kennebec County, Maine, bounded and described as follows; to wit:

PARCEL ONE:

A CERTAIN LOT or parcel of land with structures thereon situated northerly of Gold Street and westerly of Summer Street in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a 5/8" steel pin set at the intersection of the northerly line of Gold Street and the westerly line of Summer Street; thence N 19° 44' 27" W a distance of 95 feet to a 5/8" steel pin set at the southwest corner of land now or formerly owned by Anthony Jabar, Jr. and Joan M. Jabar, said Jabars' deed is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 172; thence N 60° 38' 11" E along the westerly line of the said Jabars' land a distance of 66 feet to a point; thence in a general southeasterly direction to a point on the westerly line of Summer Street; thence S 61° 38' 11" W a distance of 66 feet along the westerly line of Summer Street to the point of beginning.

MEANING AND INTENDING hereby to convey the premises acquired by Henry W. Rancourt by Warranty deed of George H. Tardiff dated May 11, 1924 and recorded in the Kennebec County Registry of Deeds in Book 626, Page 112. Henry W. Rancourt died on November 29, 1975, and by Codicil to his Last Will and Testament dated December 5, 1974 devised the remainder interest in the afore-described property after the death of Lillian Cora Donahue and the Rev. Roland H. Rancourt to Camille F. Rancourt and daughter, Cleora A. Guerette, and in the event of the death of Cleora A. Guerette a one-half undivided interest to the children of Cleora A. Guerette. Cleora A. Guerette, Lillian Cora Donahue and the Rev. Roland H. Rancourt have all predeceased.

PARCEL TWO:

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

BEGINNING at a point, said point being located north sixty-one degrees thirty-eight minutes eleven seconds east (N 61° 38' 11" E) and sixty-six and zero hundredths (66.00') feet from a 5/8" steel pin with surveyors identification cap set at the intersection of the northerly line of Summer Street and the easterly line of Gold Street; thence north twenty degrees two minutes twenty-seven seconds west (N 20° 02' 27" W) for sixty-eight and fifty hundredths (68.50') feet to point; thence north sixty-one degrees fifty minutes five seconds east (N 61° 50' 05" E) for two and thirty-seven hundredths (2.37') feet to a point; thence south twenty-eight degrees two minutes fifty-one seconds east (S 28° 02' 51" E) for sixty-seven and seventy-seven hundredths (67.77') feet to a point in the northerly line of Summer Street; thence south sixty-one degrees thirty-eight minutes eleven seconds west (S 61° 38' 11" W) along the northerly line of Summer Street for eleven and ninety-two hundredths (11.92') feet, more or less, to the point of beginning.

ALSO conveyed hereby, is an easement for the continued placement of a garage now located on land of David M. Paquet, Sr. and a strip two feet wide around the perimeter of said garage for the purpose of maintaining and repairing said garage only. The said easement (including the area of the garage and its 2' maintenance strip) shall be six feet on its northerly side, about twenty feet on its westerly

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and easterly sides, and eight feet on its southerly side. No expansion of the size of garage may be made.

REFERENCE is also made to a Board of Zoning Appeals decision in July, 1990 granting permission to convey the above premises, a certificate of which shall be recorded in the Kennebec Registry of Deeds.

BEING all and the same premises conveyed to Kimberleigh S. Lake by deed from Camille Rancourt, Camilla Corson, Geraldine Maheu, Estelle Quimby and Aurele Guerette and Camille Rancourt, Trustees of the Henry W. Rancourt Testamentary Trust, dated September 27, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3821, Page 302.

WITNESS my hand and seal this 2nd day of Sept, 1993.

Signed, Sealed and Delivered
in the presence of:

James M. Kelley

Kimberleigh S. Lake
Kimberleigh S. Lake

STATE OF MAINE
COUNTY OF Kennebec

Dated: Sept 2, 1993

Then personally appeared the above named KIMBERLEIGH S. LAKE and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Rebecca Dunbar
Notary Public
Print Name Rebecca Dunbar
My Commission Expires Jan 16, 1996
REBECCA DUNBAR
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 16, 1996

RECEIVED KENNEBEC SS.

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ATTEST: James M. Kelley
REGISTER OF DEEDS